



An
Bord
Pleanála

Board Direction
PL16.247785

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 8th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the elevated nature of this exposed coastal-estuarine site, it is considered that the proposed development would form a discordant feature on the landscape at this location, particularly having regard to the need to remove the existing mature hedgerow along the entire frontage of the site in order to achieve adequate sightlines for traffic; would lead to the further suburbanisation of this rural area and would set an undesirable precedent for other development in the vicinity and therefore seriously injure the visual amenities of the area. Furthermore, the proposed development, by reason of the intensification of vehicular traffic on a substandard road network and on a route that forms part of the Western Way, would endanger public safety by reason of traffic hazard. The proposed development which is also in the vicinity of the planned Greenway route would conflict with the development plan policy and objectives which seek to promote the county as a premier walking/cycling destination in the country. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th May 2017

Philip Jones